

5/01/06 - Monday, May 1, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of May 1, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Larson, Davis, FitzGerald, Kaiser, Kayser, Waedt, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Ivory, Genskow

The meeting was chaired by Mr. Levandowski

1. ELECTION “ Plan Commission Officers

Mr. Vande Loo moved to nominate Mr. Levandowski for Chairperson. Mr. Larson seconded and the motion carried.

Mr. Vande Loo moved to nominate Mr. Kaiser as Vice Chair. Mr. Waedt seconded and the motion carried.

Mr. Vande Loo moved to nominate Mr. Waedt as Secretary. Mr. Larson seconded and the motion carried.

2. REZONING (Z-1349-06) “ C-3P to R-3P, Kane Road

and

PRELIMINARY CONDOMINIUM PLAT (P-7-06) “ Prairie Crossing Condo Plat

and

SITE PLAN (SP-0613) “ Prairie Crossing Multi-family Housing

Mr. Tufte reminded the commission that this item was tabled from the previous meeting to allow applicant to amend the site plan and condo plat. The new plan is for six 4-plexes. The Comprehensive Plan>

Tim Olson and Tim Pabich, Arrowhead Development, appeared in support. Tim Pabich noted there will be a fence separating these units from those to the south.

No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the request with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

3. REZONING (Z-1350-06) “ Residential Pavement Standards

Mr. Tufte presented an ordinance amendment initiated by the Plan Commission, which sets minimum standards for requiring parking lot surface permits for residential projects and maximum lot coverage standards for improved surfaces. The ordinance amendment also provides definitions. Mr. Tufte noted that staff recommends removal of the last phrase relating to appeal to the Plan Commission so that appeals go automatically to the Zoning Board and not the Plan Commission.

Mr. Kaiser requested that paving companies be notified of the changes.

Mr. Vande Loo moved to recommend approval, deleting the last sentence of Paragraph 2, Personal Vehicles. Mr. FitzGerald seconded and the motion carried.

4. REZONING (1351-06) “ Multi-family Design Manual

Mr. Tufte presented the amended Multi-family Design Manual as previously recommended by the Plan Commission. The Comprehensive Plan lists the updating of this manual as a task for 2006 by strengthening the language by requiring, rather than encouraging, certain design features. The ordinance adopts the manual by reference date.

Jim Olson, 550 Graham Avenue, spoke in support and urged adoption. No one appeared in opposition.

Commissioners Kincaid, Davis, and Kayser commented that they were satisfied with the wording of the document, which allows some review for interpretation on front doors and windows.

Mr. FitzGerald moved to recommend approval as written. Mr. Vande Loo seconded and the motion carried.

5. REZONING (Z-1352-06) “ Remove>

This ordinance amendment repeals the present provisions of the Zoning Code that require a conditional use permit for>

No one appeared in opposition.

Mr. Vande Loo moved to recommend approval. Mr. FitzGerald seconded and the motion carried.

6. REZONING (Z-1353-06) “ On-premise Signs, Code Amendment

Mr. Ivory presented a request for amendment to the sign code to allow electronic signs in residential areas. The request originated from Regis High School, which has a ground sign now facing S. Hastings Way. The amendment places standards and restrictions on the lighting as discussed by the Plan Commission.

Emil Rinaldi, representing Regis High School, appeared in support. No one appeared in opposition.

Mr. FitzGerald moved to recommend approval. Mr. Waedt seconded and the motion carried.

7. CONDITIONAL USE PERMIT (CZ-0607) “ 2119 Heights Drive

This item was postponed by the Plan Commission at its April 3 meeting to allow time for applicant to meet with representatives of Sacred Heart Hospital to see if the antennae for this cell service area could be placed on a building next to the site.

Teresa Malone, Faulk & Foster Architects, spoke in support. She stated that engineering studies are proceeding on the impact of the antennae and the supports of the antennae on the building. The hospital has told her that there still are outstanding issues but they would not indicate what they were. She stated that a 60-day delay would be acceptable.

Dr. Richard Crane, owner of the subject property, appeared in support. No one appeared in opposition.

Ms. Kincaid moved to extend the postponement for 60 days. Mr. FitzGerald seconded and the motion carried.

8. CONDITIONAL USE PERMIT (CZ-0612) “ Tower, 2326 Western Avenue

The City has received a request to allow a 140TM high monopole communication tower with utility cabinets at 2326 Western Avenue. The site is the Lakes Gas Company property, which has an existing 100TM tower, located immediately to the south of this request with three service antenna platforms.

Jim Wyman, Sprint Corporation, spoke in support. He described in detail the engineering study performed to choose a site for tower location. He noted the height limitations and the need for greater service to the airport and business area on the north side of the city. He also described the limitations of the site for dropping and moving the existing antennae to the new tower. He also reported on other sites researched in the area.

No one appeared in opposition.

Ms. Kincaid moved to grant the request with the conditions listed in the staff report and requiring additional screening along the property line adjacent to the trail as requested by the Waterways and Parks Commission. Mr. Kaiser seconded and the motion carried.

9. OFFICIAL MAP “ Chippewa River Drive

Mr. Genskow presented a request to remove from the Official Map a portion of Chippewa River Drive north of Hickory Lane. The property has never been improved and is in the flood plain. There are no utilities and the property owner wants to build a garage on the east side of the vacated street since he owns both sides.

Mr. Vande Loo moved to recommend approval. Mr. Kaiser seconded and the motion carried.

10. VACATION/DEDICATION “ Epiphany Lane

Mr. Genskow presented a request by property owners to vacate this unimproved public right-of-way. The street is located to the north of Folsom Street, opposite Westridge Shopping Center. The intent is to realign the Epiphany Lane intersection with Folsom Street to match the easterly driveway entrance of the commercial area on the south side of Folsom Street.

Mr. Kaiser moved to recommend approval. Mr. Vande Loo seconded and the motion carried.

11. PRELIMINARY PLAT (P-9-06) “ Crossing Meadows Business Park

Kramer Land Design Studio has submitted the preliminary plat for Crossing Meadows Business Park located between Hwy. 93 and London Road, south of Cross Street. The plat creates 7 lots for commercial development and a 3-acre outlot for drainage and wetland purposes. There will need to be official map amendments and street vacations to correct for the new street layout.

Scott Kramer appeared in support. He estimated they are looking for fall construction.

Mr. Vande Loo moved to approve the preliminary plat with the conditions listed in the staff reports. Mr. Waedt seconded and the motion carried.

12. SITE PLAN (SP-0616) “ Retail Store, South Point

Lien and Peterson Architects have submitted a site plan for a series of retail stores for South Point Shopping Center on the east side of Mall Drive. The site plan shows a 25,000 square foot clothing retailer and other smaller retail stores. Loading docks are to the rear of the building. Mr. Tufte noted that a revised plan had been submitted to the office, which provided some of the missing information listed in the staff report.

Dean Larson, developer, appeared in support. The plan is to mirror the development to the south with Famous DaveTMs restaurant.

Mr. Kaiser commented on the potential difficulty of exiting from the site given the traffic layout and lane widths. Access to the north appears to be cut off.

Mr. Vande Loo moved to postpone consideration to allow the developer to provide a revised plan with more traffic circulation information. Mr. Larson seconded and the motion carried.

13. SITE PLAN (SP-0617) “ Duplex, White Oak Lane

Paul Benish has submitted a site plan for a duplex located on the north side of White Oak Lane. A revised site plan was presented which shows front doors and windows facing to the street.

Paul and David Benish, developers, appeared in support. Paul Benish had questions on the City™s drainage pond located to the east, which may affect his property.

Mr. Kaiser moved to approve the site plan. Mr. Vande Loo seconded and the motion carried.

MINUTES

The minutes of the meeting of April 17, 2006, were approved.

Fred Waedt

Secretary